



**Church Walk, Bilton, Rugby**  
**No Price**



# Church Walk, Bilton, Rugby

Crowhurst Gale Estate Agents are delighted to offer for sale this impressive, spacious, four bedroom detached property situated in one of the most sought after residential areas of Rugby being conveniently placed for Bilton Village with its wide range of shops and amenities, public and private schooling for all ages, Rugby town centre, Rugby Railway Station with its Intercity Links and the motorway networks.

The property stands in the centre of a substantial plot of approximately 1/2 acre at the end of a private road and is surrounded by mature gardens on all sides, with a good frontage and sweeping block paved driveway leading to TRIPLE GARAGE. The property is full of charm and character, has the benefit of gas central heating and original leaded, stone Mullion windows with accommodation briefly comprising: entrance hall, sitting room/snug, extended living room with feature sky pod, cloakroom, study, dining room, kitchen and utility room to the ground floor. First floor landing with four bedrooms, the master having en suite shower room and a large family bathroom.

## Entrance Hall

Entry via solid wooden door with leaded glazed windows. Exposed beams. Dog leg stairway with oak balustrade to first floor. Latch and brace solid wooden doors. Under stair storage cupboard housing electric fuse box.

## Sitting Room/Snug 12'4" x 16'11" (3.78 x 5.17)

With feature open brick fireplace and hearth. TV aerial point. Leaded, stone Mullion windows to front and side. Radiator.

## Living Room 25'6" x 16'11" (7.79 x 5.17)

With exposed beams. Leaded, stone Mullion window to side. Double glazed French doors leading to rear patio and gardens. Double glazed sky pod. Two Radiators.

## Cloakroom

With half tiled walls. Pedestal wash hand basin and low flush wc. Tiled flooring. Towel rail. Radiator.

## Study 9'4" x 10'5" (2.86 x 3.19)

With coving to ceiling. Leaded, stone Mullion window. Radiator.

## Dining Room 13'7" x 10'11" (4.16 x 3.35)

With feature exposed beams. Leaded, stone Mullion window to front and side. Radiator. Glazed double doors to:



**Kitchen 11'3" x 10'2" (3.44 x 3.12)**

With one and half bowl polycarbonate sink and drainer with mixer tap over. Range of high gloss, soft close base units, drawers units and wall cupboards with polished stone work surfaces. Zanussi four ring hob with extractor hood over. Inset Zanussi electric double oven. Inset spot lighting. Tiled flooring. Leaded, stone Mullion windows to rear.

**Utility Room 10'11" x 8'9" (3.34 x 2.67)**

With stainless steel sink and drainer with mixer tap. Range of base units, wall cupboards and work surfaces. Tiled flooring. Space and plumbing for automatic washing machine. Space for fridge and chest freezer. Storage cupboard. Wall mounted Worcester boiler for central heating and domestic hot water. Leaded, stone Mullion window to side. Radiator. Glazed door to outside.

**First Floor Landing**

With access to boarded loft space. Leaded, stone Mullion windows to front. Vaulted ceiling with exposed beams. Solid oak balustrade. Airing cupboard with shelving. Radiator.

**Master Bedroom 17'0" x 12'5" (5.20 x 3.80)**

With built in wardrobes providing hanging space and storage, separate drawers and dressing table. Exposed beams. Two leaded, stone Mullion windows to rear and one to side. Radiator. Door to:

**En Suite**

With fully tiled corner shower cubicle with gravity fed electric shower fitted. Wall mounted sink with vanity unit. Close coupled wc. Spot lighting. Extractor fan. Laminate flooring. Heated towel rail/radiator.

**Bedroom 2 16'10" x 12'5" (5.15 x 3.80)**

With exposed beams. Two leaded, stone Mullion windows to front and one to side. Radiator.

**Bedroom 3 10'11" x 13'10" (3.34 x 4.22)**

With range of fitted wardrobes providing hanging space and storage. Separate dressing table with drawers. Leaded, stone Mullion windows to front and side. Radiator.

**Bedroom 4 11'0" x 10'8" (3.37 x 3.27)**

With coving to ceiling. Leaded, stone Mullion window to rear. Radiator.

**Family Bathroom 10'5" x 8'11" (3.20 x 2.73)**

With suite of corner bath with mixer tap, vanity unit with inset bidet and wash hand basin. Low flush wc. Large shower cubicle with gravity fed electric shower. Ceramic tiling. Inset spot lights. Extractor fan. Heated towel rail/radiator. Opaque, stone Mullion windows.

**Outside**

Private road leads down to a five bar gate opening into a sweeping block paved driveway with lawn area on both sides giving direct access to a TRIPLE GARAGE with power and light connected. Various mature trees, shrubs and borders all enclosed by boundary hedging and fencing. Pathway leading to front door with small lawn fore garden. Side and rear lawn area envelops the whole property with mature herbaceous borders, shrubs and trees and paved pathway. Patio area ideal for alfresco dining.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266

**Directions For Sat Nav**

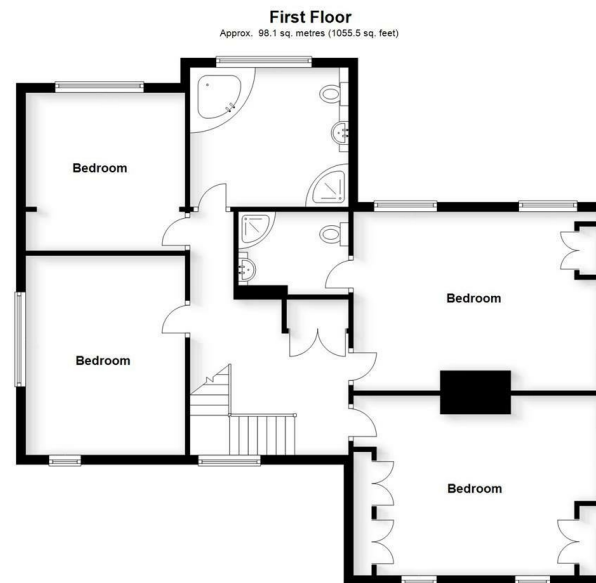
Directions For Sat Nav: CV22 7LX

**Local Authority**

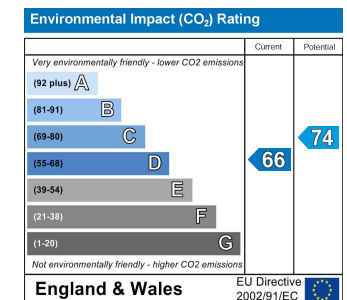
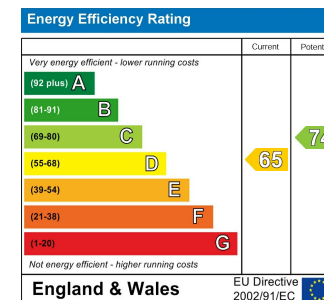
Rugby Borough Council

**Tax Band**

Tax Band: G



Total area: approx. 224.9 sq. metres (2421.0 sq. feet)



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